



COUNTY OF SAN DIEGO

DEPARTMENT OF PLANNING AND LAND USE: Zoning

DEFINITIONS AND ACCESSORY USE REGULATIONS FOR NON-HABITABLE STRUCTURES (ATTACHED & DETACHED)

EXCERPTS FROM THE ZONING ORDINANCE

SECTION 1100 DEFINITIONS

Accessory Building: A portion of a main building or a detached, subordinate building located on the same lot as a main building which is devoted exclusively to an accessory use.

Accessory Use: A use customarily incidental and accessory to the principal use of the land or the building site or to a building or other structure located on the same building site as the accessory use.

SECTION 4842 SETBACKS FOR DETACHED ACCESSORY BUILDINGS AND STRUCTURES.

- a. No detached accessory building exceeding 120 square feet shall be located with walls closer than 3 feet or eaves closer than 2 feet from interior side or rear property lines except where abutting a thoroughfare or open space easement in which case they may extend to the property line.
- b. No detached accessory building authorized by Section 6156.g exceeding 1,000 square feet in area shall be located within 25 feet of any property line.
- c. The combined area of all detached accessory buildings authorized by Section 6156.g, having any portion closer than 25 feet from any property line, shall not exceed 1,000 square feet.

SECTION 6156 RESIDENTIAL AND AGRICULTURAL USE TYPES

Subject to the restrictions and limitations specified, the following accessory buildings and uses shall be permitted in zones where Residential and Agricultural Use Types are permitted:

a. ATTACHED PRIVATE GARAGES AND CARPORTS, STORAGE BUILDINGS, WORKSHOPS, HOBBY SHOPS, AND OTHER SIMILAR NON-HABITABLE USES

1. *On lots of less than one acre gross*, the total area is not to exceed 1,000 square feet or 25% of the living area of the principal residence, whichever is greater. *On lots of one acre gross or larger but less than two acres*, the area shall not exceed 1,500 square feet or 25% of the living area of the principal residence, whichever is greater. *On lots of two acres or larger but less than four acres*, the area shall not exceed 2,000 square feet or 25% of the living area of the principal residence, whichever is greater. *On lots of four acres or larger*, the area shall not exceed 3,000 square feet or 25% of the living area of the principal residence, whichever is greater.
2. If the portion of the structure in which the attached garage or carport is located is more than one story in height, that portion not used for the shelter or storage of vehicles shall be designed and used as an integral part of the principal residence or approved habitable use such as guest living quarters.
3. Additional area may be permitted by issuance of an Administrative Permit with notice to contiguous property owners pursuant to Section 7060.c and findings pursuant to Section 7358, Subsections a.1, 3, 5 and 6.
4. For properties on which more than one detached residence is allowed per legal lot pursuant to Section 4310 (not including a Second Dwelling Unit pursuant to subsection x.), the total attached garage area, based upon lot size, per a.1 above, shall be allowed for each residence.

g. **Detached Private Garages and Carports, Storage Buildings, Workshops, Hobby Shops, and other similar non-habitable uses (non business or non agricultural purposes).** Only one electric service drop and one electric meter to serve both the main dwelling and structure allowed by this subsection will be permitted. The combined area of all such structures, together with any detached poolhouses, art or music studios, and recreation rooms, shall be limited as follows:

1. On lots of less than one acre gross, the combined area of all such structures shall not exceed 1,000 sq. ft. or 25% of the living area of the principal residence, whichever is greater. (Note that detached accessory structures which exceed 120 sq. ft. are subject to setbacks specified in Section 4842.)
2. Provided a setback pursuant to Section 4842 is maintained:
 - i. On lots of one acre gross or larger but less than 2 acres, the combined area shall not exceed 1500 square feet or 25% of the living area of the principal residence, whichever is greater.
 - ii. On lots of 2 acres or larger but less than 4 acres, the combined area shall not exceed 2000 square feet or 25% of the living area of the principal residence, whichever is greater.
 - iii. On lots of 4 acres or larger, the combined area shall not exceed 3000 square feet or 25% of the living area of the principal residence, whichever is greater.

Buildings not meeting the setback requirement of Section 4842 are limited to a combined area of 1000 square feet.

3. Limited to one story not to exceed 12 feet maximum height. May have 2 stories and a height not exceeding 24 feet if the accessory structure meets the main building setbacks. If the structure is more than one story in height, that portion not used for the shelter or storage of vehicles shall be designed and used as habitable space defined by Section 6156.b or other approved use such as a guest living quarters.
4. Additional area, height and story may be permitted by issuance of an Administrative Permit with notice to contiguous property owners pursuant to Section 7060.c and findings pursuant to Section 7358, subsections a. 1, 3, 5, and 6. The Administrative Permit shall not authorize height/stories exceeding the height/story limit specified by the applicable height/story designator. The Administrative Permit shall not authorize reductions to required setbacks. Reductions to setbacks shall be subject to Section 7100, Variances.

NOTE:: A garage and carport, storage building, workshop, hobby shop, and other non-habitable similar uses may have two stories and a height not exceeding 24 feet if the accessory structure meets the main building setbacks. If the structure is more than one story in height, that portion not used for the shelter or storage of vehicles shall be designed and used as habitable space defined by Section 6156.b or other approved use such as a guest living quarters. However, the maximum height of a story between floors shall be 14 feet. The maximum height of a story of a one story building shall not exceed 14 feet between the floor and ceiling above.

If a garage and carport, storage building, workshop, hobby shop, and other non-habitable similar uses are attached to a poolhouse, art or music studio, or recreation room it has to meet main building setbacks. If the garage and carport, storage building, workshop, hobby shop, and other non-habitable similar uses portion of the structure exceed the size limits stated in paragraph g.1 above, the more restrictive setback shall apply to the whole structure.